

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Snohomish County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$32,202,129**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	15			
Program Progress:							
% of Funds Committed	90.11 %	95.92 %	12	93.55 %	17	21	
% of Funds Disbursed	89.38 %	90.71 %	9	86.03 %	65	63	
Leveraging Ratio for Rental Activities	8.71	7.14	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	90.36 %	94.27 %	13	81.34 %	45	40	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.92 %	81.31 %	4	70.65 %	92	89	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.63 %	93.12 %	2	81.57 %	95	92	
% of 0-30% AMI Renters to All Renters***	72.99 %	63.33 %	3	45.66 %	93	89	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.91 %	1	96.25 %	100	100	
Overall Ranking:			In State:	4 / 15	Nationally:	98 97	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,983	\$26,327		\$27,146	511 Units	52.20 %	
Homebuyer Unit	\$21,404	\$19,877		\$15,140	170 Units	17.40 %	
Homeowner-Rehab Unit	\$41,406	\$20,637		\$20,860	124 Units	12.70 %	
TBRA Unit	\$309	\$1,818		\$3,210	173 Units	17.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Snohomish County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,884	\$153,738	\$41,887
State:*	\$117,137	\$118,928	\$26,612
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	80.8	78.2	90.3	0.0
Black/African American:	3.9	2.4	2.4	0.0
Asian:	3.5	8.2	0.8	0.0
American Indian/Alaska Native:	1.0	1.8	1.6	0.0
Native Hawaiian/Pacific Islander:	5.3	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.4	0.0	0.8	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.8	0.0
Asian/Pacific Islander:	2.3	1.8	0.8	0.0

ETHNICITY:

Hispanic	2.3	7.1	2.4	100.0
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HOUSEHOLD SIZE:

1 Person:	56.0	17.1	54.0	0.0
2 Persons:	19.0	25.9	31.5	100.0
3 Persons:	12.5	24.7	4.8	0.0
4 Persons:	8.4	15.9	4.8	0.0
5 Persons:	2.9	8.8	1.6	0.0
6 Persons:	1.0	6.5	2.4	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.2	0.6	0.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.3	15.9	21.8	100.0
Elderly:	39.5	1.8	58.9	0.0
Related/Single Parent:	28.2	36.5	7.3	0.0
Related/Two Parent:	6.7	39.4	10.5	0.0
Other:	3.3	6.5	1.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	54.2	0.0 [#]
HOME TBRA:	2.0	
Other:	13.1	
No Assistance:	30.7	

of Section 504 Compliant Units / Completed Units Since 2001 517

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

Group Rank: 98
 (Percentile)

State Rank: 4 / 15 PJs

Overall Rank: 97
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	90.36	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	92.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.63	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

